

**Amberlea Davis**  
Nevada Bar Number: 11551  
Law Offices of Amberlea Davis  
415 S. Sixth St, Ste 300  
Las Vegas, NV 89101  
Phone: (702) 440-8000  
Email: [Amber@SheIsMyLawyer.com](mailto:Amber@SheIsMyLawyer.com)  
*Proposed Attorney for Debtor*

**UNITED STATES BANKRUPTCY COURT  
DISTRICT NEVADA**

IN RE: SCHULTE PROPERTIES, LLC  
DEBTOR

CASE: 17-12883-mkn

CHAPTER 11

Hearing Date: August 30, 2017  
Hearing Time: 9:30 am  
Estimated Time for Hearing: 15

**MOTION TO ASSUME UNEXPIRED LEASE BETWEEN SCHULTE PROPERTIES  
LLC AND TENANTS FOR RESIDENTIAL PROPERTY AT 9500 ASPEN GLOW DR,  
LAS VEGAS NV 89134-0134 PURSUANT TO 11 U.S. CODE § 365**

## **NOTICE OF OPPORTUNITY TO OBJECT AND FOR HEARING**

Pursuant to LR 9014.1, the court will consider this motion, objection, or other matter without further notice of hearing unless a party in interest files an objection within twenty-one (21) days from the date of service of this paper. If you object to the relief requested in this paper, you may file your objection at the bankruptcy clerk's office located in Las Vegas at the United States Bankruptcy Court, 300 Las Vegas Blvd. South, Las Vegas, Nevada 89101, and serve a copy on the movant's attorney and any other appropriate persons.

The objecting party has a duty to timely set the objection for a hearing and properly notice all parties in interest. If you do not file an objection within the time permitted, then:

- The court may refuse to allow you to speak at the scheduled hearing; and
- The court may rule against you without formally calling the matter at the hearing; and
- An order granting the requested relief may be entered by the court without further notice or hearing.

**TO THE HONORABLE UNITED STATES BANKRUPTCY JUDGE:**

Debtor, Schulte Properties LLC, moves this court for an order authorizing debtor to assume the unexpired lease between Melani Schulte and tenants, MONICA MONTERO and BRENDA TORRES LOPEZ. As grounds for the assumption, Debtor states:

1. This case was commenced on May 31, 2017 by a voluntary petition for relief under chapter 11 of title 11 of the United States Code.
2. Schulte Properties LLC is the debtor in possession.
3. Melani Schulte is the sole member of Schulte Properties LLC. Melani Schulte is the prior owner and Schulte Properties LLC is the current owner of the property located at 9500 ASPEN GLOW DR, LAS VEGAS NV 89134-0134 (“the Subject Property”). The tenants, MONICA MONTERO and BRENDA TORRES LOPEZ, signed a lease with Melani Schulte which should be assigned to Schulte Properties LLC as the current property owner.
4. No prior motion for acceptance of this lease has been filed and no plan has been confirmed.
5. The Subject Property is a single family residence with 1704 square feet of livable space, 3/2.5 bedrooms / bathrooms, 2 stories and no pool.
6. Pursuant to 11 U.S.C. section 365, debtor asks the Court to accept the lease between the tenants, MONICA MONTERO and BRENDA TORRES LOPEZ, and Melani Schulte as between Schulte Properties LLC and the tenants. The terms of the lease are as follows:
  - a. The lease expires on 2/28/28.
  - b. The gross rent is \$1,550.00.

7. The assumption of the lease is in the best interest of the estate.
8. A copy of the unexpired lease is available upon request and has already been provided to the Office of the US Trustee.

## Applicable Legal Standards

Section 365 governs the treatment of executory contracts and unexpired leases. Subject to bankruptcy court approval, a debtor-in-possession may assume or reject an executory contract or unexpired lease of the debtor. See 11 U.S.C. § 365(a).<sup>1</sup> Moreover, the trustee may assume or reject an unexpired lease of residential real property at any time before the confirmation of the plan. See 11 U.S.C. § 365(d)(2).

In this case, a plan has not yet been confirmed and the court has jurisdiction to approve the assumption of the unexpired lease.

## Conclusion

WHEREFORE, debtor prays for an order from the Court authorizing and approving the assumption of the unexpired lease between Schulte Properties LLC and MONICA MONTERO and BRENDA TORRES LOPEZ as being in the best interest of the estate.

Dated: 26 July 2017

*Thomais*

---

AMBERLEA DAVIS  
*Proposed Counsel for Debtor*  
NV Bar #11551

<sup>1</sup> While Section 365 refers to the rights and obligations of a bankruptcy trustee, a Chapter 11 debtor-in-possession has the same rights and obligations, with exceptions not applicable to this case, under Section 1107(a).

1 **Amberlea Davis**  
 2 Nevada Bar Number: 11551  
 3 Law Offices of Amberlea Davis  
 4 415 S. Sixth St, Ste 300  
 5 Las Vegas, NV 89101  
 6 Phone: (702) 440-8000  
 7 Email: [Amber@SheIsMyLawyer.com](mailto:Amber@SheIsMyLawyer.com)  
 8 *Proposed Attorney for Debtor*

9  
 10 **UNITED STATES BANKRUPTCY COURT**  
 11 **DISTRICT NEVADA**

12 IN RE: SCHULTE PROPERTIES, LLC  13 DEBTOR	14 CASE: 17-12883-mkn  15 CHAPTER 11  Hearing Date: August 30, 2017 Hearing Time: 9:30 am Estimated Time for Hearing: 15
--	--

16 **Certificate of Service**

17 On July 26, 2017, I served the above documents listed as

18

- 19 • Motion to Assume Unexpired Lease between Schulte Properties LLC and  
Tenants for Residential Property at 9500 ASPEN GLOW DR, LAS VEGAS NV  
89134-0134 Pursuant to 11 U.S.C § 365; and
- 20 • Notice of Hearing on Motion and Opportunity to Object

21  
 22 were served by the following means to on the persons listed below:

23 1. Via ECF System:  
 24     Amberlea Davis on behalf of Debtor Schulte Properties LLC,  
 25     [amber@sheismylawyer.com](mailto:amber@sheismylawyer.com)

26 2. By United States Mail, First Class Postage Prepaid:

- 1      • AJA CAMPBELL, LESSOR, 3729  
2      DISCOVERY CREEK AVE,  
3      NORTH LAS VEGAS NV 89031-  
4      3603
- 5      • ALEXANDRA REIMANN,  
6      LESSOR, 3383 CLOVERDALE CT,  
7      LAS VEGAS NV 89117-3951
- 8      • BILLY OBEDOZA, LESSOR, 5218  
9      MISTY MORNING DR, LAS  
10     VEGAS NV 89118-0600
- 11     • BRENDA TORRES LOPEZ,  
12     LESSOR, 9500 ASPEN GLOW DR,  
13     LAS VEGAS NV 89134-0134
- 14     • CHRIS WIRTA, LESSOR, 2460  
15     AVENIDA CORTES,  
16     HENDERSON NV 89074-6349
- 17     • CHRISTOPHER MARTANO, 1392  
18     ECHO FALLS AVE, LAS VEGAS  
19     NV 89183-6377
- 20     • CLINT FISHER, LESSOR, 956  
21     OSTRICH FERN CT, LAS VEGAS  
22     NV 89183-4050
- 23     • DULCE B. SOLIZ, LESSOR, 6091  
24     PUMPKIN PATCH AVE, LAS  
25     VEGAS NV 89142-0791
- 26     • GREGORY L. WILDE, ESQ.,  
27     TIFFANY AND BOSCO, 212 S  
28     JONES BLVD, LAS VEGAS NV  
89107-2657
- 1      • JAMES CRAIG, LESSOR, 9020  
2      FEATHER RIVER CT, LAS  
3      VEGAS NV 89117-2367
- 4      • JESSIE C. GAYTAN, LESSOR,  
5      6091 PUMPKIN PATCH AVE, LAS  
6      VEGAS NV 89142-0791
- 7      • JURIS ORE, LESSOR, 2290  
8      SURREY MEADOWS AVE,  
9      HENDERSON NV 89052-2335
- 10     • KAMI CONSELVA, LESSOR, 5218  
11     MISTY MORNING DR, LAS  
12     VEGAS NV 89118-0600
- 13     • KAREN TAYLOR, LESSOR, 3729  
14     DISCOVERY CREEK AVE,  
15     NORTH LAS VEGAS NV 89031-  
16     3603
- 17     • LINDA REINA, LESSOR, 7873  
18     BRIDGEFIELD LN, LAS VEGAS  
19     NV 89147-5099
- 20     • LUIS LOPEZ, LESSOR, 2614  
21     SWEET LEILANI AVE, NORTH  
22     LAS VEGAS NV 89031-0693
- 23     • MARIA LOPEZ, LESSOR, 2614  
24     SWEET LEILANI AVE, NORTH  
25     LAS VEGAS NV 89031-0693
- 26     • MARY WIRTA, LESSOR, 2460  
27     AVENIDA CORTES,  
28     HENDERSON NV 89074-6349
- 1      • MELANI SCHULTE, 9811 W  
2      CHARLESTON BLVD STE 2-351,  
3      LAS VEGAS NV 89117-7528
- 4      • MICHAELA MARTANO, LESSOR,  
5      1392 ECHO FALLS AVE, LAS  
6      VEGAS NV 89183-6377
- 7      • MONICA MONTERO, LESSOR,  
8      9500 ASPEN GLOW DR, LAS  
9      VEGAS NV 89134-0134
- 10     • NETTIE JOHNSTON, LESSOR,  
11     2290 SURREY MEADOWS AVE,  
12     HENDERSON NV 89052-2335
- 13     • ROBERT LOPEZ, LESSOR, 1528  
14     SPLINTER ROCK WAY, NORTH  
15     LAS VEGAS NV 89031-1617
- 16     • ROSANNA LOPEZ, LESSOR, 1528  
17     SPLINTER ROCK WAY, NORTH  
18     LAS VEGAS NV 89031-1617
- 19     • SANDRA SCHAFER, LESSOR,  
20     3383 CLOVERDALE CT, LAS  
21     VEGAS NV 89117-3951
- 22     • SHAUNA BROGAN, LESSOR,  
23     1624 DESERT CANYON CT, LAS  
24     VEGAS NV 89128-7900
- 25     • BAC HOME LOAN SERVICING,  
26     LP, PO BOX 942019, SIMI  
27     VALLEY CA 93094-2019
- 28     • BAYVIEW LOAN SERVICING,  
29     LLC, 4425 PONCE DE LEON  
30     BLVD FL 5, CORAL GABLES FL  
31     33146-1837

- 1      • CHASE HOME FINANCE, LLC,  
2      3415 VISION DR, COLUMBUS OH  
3      43219-6009
- 4      • CITIMORTGAGE, INC, PO BOX  
5      10002, HAGERSTOWN MD 21747-  
6      0002
- 7      • CITY NATIONAL BANK, PO BOX  
8      60938, LOS ANGELES CA 90060-  
9      0938
- 10     • CLARK COUNTY ASSESSOR, 500  
11     S GRAND CENTRAL PKWY # 2,  
12     LAS VEGAS NV 89155-4502
- 13     • COPPER RIDGE C/O COLONIAL  
14     MGMT, PO BOX 63275, PHOENIX  
15     AZ 85082-3275
- 16     • CREEKSIDE HOA C/O FIRST  
17     RESIDENTIAL, PO BOX 54089,  
18     LOS ANGELES CA 90054-0089
- 19     • DAVID PIERCE, 9811 W  
20     CHARLESTON BLVD STE 2-279,  
21     LAS VEGAS NV 89117-7528
- 22     • EFREN SOTELO, 1401 SMOKEY  
23     GLEN CIR, LAS VEGAS NV  
24     89110-1313
- 25     • ELDORADO FIRST C/O TERRA  
26     WEST PROPERTY, PO BOX  
27     80900, LAS VEGAS NV 89180-  
28     0900
- 1      • ELISA CHADBOURNE, 5840  
2      TUSCAN HILL CT, LAS VEGAS  
3      NV 89141-3895
- 4      • FEDERAL HOME LOAN  
5      MORTGAGE CORP, 8200 JONES  
6      BRANCH DR, MCLEAN VA  
7      22102-3107
- 8      • FEDERAL NATIONAL  
9      MORGATE ASSOCIATION, 3900  
10     WISCONSIN AVE NW,  
11     WASHINGTON DC 20016-2806
- 12     • FEDERAL NATIONAL  
13     MORTGAGE ASSOCIATION, PO  
14     BOX 10002, HAGERSTOWN MD  
15     21747-0002
- 16     • FIFTH THIRD BANK MTG LOAN  
17     SCV, MD 1MOC FP, 5050
- 1      KINGSLEY DR, CINCINNATI OH  
2      45227-1115
- 3      • FIRST AMERICAN TRUSTEE  
4      SERVICING SOLUTIO, 1500  
5      SOLANA BLVD STE 6100 BLDG  
6      6, WESTLAKE TX 76262-1709
- 7      • GOVERNMENT NATIONAL  
8      MORTGAGE ASSOCIATION, 451  
9      7TH ST SW RM B-133,  
10     WASHINGTON DC 20410-0001
- 11     • GREEN TREE SERVICING LLC -  
12     DITECH FIN, PO BOX 6176,  
13     RAPID CITY SD 57709-6176
- 14     • GREEN VALLEY RANCH, HOA  
15     CO TERRA WEST, PO BOX 94617,  
16     LAS VEGAS NV 89193-4617
- 17     • GREENTREE SERVICING LLC,  
18     PO BOX 6176, RAPID CITY SD  
19     57709-6176
- 20     • INTERNAL REVENUE SERVICE,  
21     CENTRALIZED INSOLVENCY  
22     OPERATION, PO BOX 7346,  
23     PHILADELPHIA PA 19101-7346
- 24     • IRS, INSOLVENCY  
25     DEPARTMENT, CINCINNATI OH  
26     45999-0023
- 27     • JP MORGAN CHASE BANK, PO  
28     BOX 183166, COLUMBUS OH  
1      43218-3166
- 2      • LUCY INNUSO, 7413  
3      LATTIMORE DR, LAS VEGAS  
4      NV 89128-3214
- 5      • MTC FINANCIAL INC DBA  
6      TRUSTEE CORP, 3571 RED ROCK  
7      ST STE B, LAS VEGAS NV 89103-  
8      1256
- 9      • NATIONAL DEFAULT  
10     SERVICING CORP, 7720 N 16TH  
11     ST STE 300, PHOENIX AZ 85020-  
12     7404
- 13     • NETTIE JOHNSTON, 2290  
14     SURREY MEADOWS AVE,  
15     HENDERSON NV 89052-2335
- 16     • NORTHWEST TRUSTEE  
17     SERVICES, INC, 2121 ALTON

1 PKWY STE 110, IRVINE CA  
2 92606-4958  
3 • OCWEN LOAN SERVICING LLC,  
4 PO BOX 24736, WEST PALM  
5 BEACH FL 33416-4736  
6 • PEBBLE CREEK HOA, 8595 S  
7 EASTERN AVE, LAS VEGAS NV  
8 89123-2823  
9 • SANDRA SCHAFER, 3383  
10 CLOVERDALE CT, LAS VEGAS  
11 NV 89117-3951  
12 • SCHULTE PROPERTIES, LLC,  
13 9811 W CHARLESTON BLVD STE  
14 2-351, LAS VEGAS NV 89117-  
15 7528  
16 • SEASIDE TRUSTEE INC, PO BOX  
17 752377, LAS VEGAS NV 89136-  
18 2377  
19 • SECRETARY OF STATE, 101 N  
CARSON ST STE 3, CARSON  
CITY NV 89701-3714  
• SELENE FINANCE LP, PO BOX  
421517, HOUSTON TX 77242-1517  
• SETERUS, INC., PO BOX 1077,  
HARTFORD CT 06143-1077  
• SHELLPOINT MORTGAGE  
SERVICING, PO BOX 740039,  
CINCINNATI OH 45274-0039  
• SILVERADO RNCH LMA C/O  
FIRST SERVICE RES, PO BOX

54089, LOS ANGELES CA 90054-  
0089  
• SUMMERLIN NORTH  
COMMUNITY ASSOC, 2120  
SNOW TRL, LAS VEGAS NV  
89134-6709  
• TD SERVICE COMPANY, 4000 W  
METROPOLITAN DR STE 400,  
ORANGE CA 92868-3503  
• U.S. TRUSTEE - LV - 11, 300 LAS  
VEGAS BLVD S STE 4300, LAS  
VEGAS NV 89101-5803  
• UNITED STATES BANKRUPTCY  
COURT, 300 LAS VEGAS BLVD  
S, LAS VEGAS NV 89101-5833  
• WELLS FARGO HOME  
MORTGAGE, PO BOX 7198,  
PASADENA CA 91109-7198  
• WEST SAHARA COMMUNITY  
HOA C/P FIRST SERV, PO BOX  
54089, LOS ANGELES CA 90054-  
0089  
• SABLES, LLC, 3753 HOWARD  
HUGHES PKWY STE 200, LAS  
VEGAS NV 89169-0952  
• CINDY LEE STOCK, SABLES  
LLC, 608 S 8TH ST, LAS VEGAS  
NV 89101-7005  
• IMAGE FINANCE, LLC, 4751  
WILSHIRE BLVD STE 203, LOS  
ANGELES CA 90010-3860

20 Dated: 26 July 2017  
21  
22  
23  
24  
25  
26  
27  
28



AMBERLEA DAVIS  
Proposed Counsel for Debtor  
NV Bar #11551